



October 15, 2014

Item No. 5

CONTRACT MODIFICATIONS FOR VARIOUS CHA PROJECTS

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners approve the attached Resolution to approve \$220,181.31 of contract modifications for various Chicago Housing Authority projects with the following contractors:

General Contractor	Project	Contract	Original Contract Value	Current Contract Value	Contract Modifications to be Approved (October Board)	% of Contract - This Change Order	Cumulative Change Order Total	All Change Orders as a Cumulative % of Original Contract	Cumulative Amount Over \$100,000?	Revised Contract Amount
Madison Construction	Life Safety & Plumbing Riser Replacement @ Lidia Pucinska Apts.	11270	\$ 11,418,000.00	\$ 14,818,637.87	\$ 60,745.35	.53%	\$ 3,461,383.22	30.32%	Yes	\$14,879,383.22
Old Veteran Construction Company	Façade Replacement and Interior Improvements at Judge Slater	11119	\$13,577,000.00	\$15,626,806.59	\$ 4,984.58	0.04%	\$2,054,791.17	15.13%	Yes	\$15,631,791.17
All Chicago, Inc.	Life Safety & Mechanical Upgrades at Long Life Apts.	11273	\$6,898,444.00	\$7,166,275.03	\$134,937.38	1.96%	\$402,768.41	5.84%	Yes	\$7,301,212.41
Oakley Construction	Life Safety & ADA Upgrades at Las Americas Apts.	11289	\$1,747,080.00	\$1,845,249.00	\$19,514.00	1.12%	\$117,683.00	6.74%	Yes	\$1,864,763.00
Cumulative Total					\$ 220,181.31					

The Deputy Chief of the Capital Construction Department, the Office of the General Counsel and the Department of Procurement and Contracts have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

CORPORATE MISSION

Ensure that CHA's housing portfolio is safe, decent and sustainable.

FUNDING

General Fund

GENERAL BACKGROUND /EXPLANATION

The Significant Actions Policy states, in part: "Board approval must be obtained prior to CHA incurring liabilities in excess of \$100,000. Modernization activities, change orders, or cumulative change orders in excess of 5% of the contract amount or \$100,000, whichever is greater, must receive Board approval."

The contract modification associated with the above contract is required to address the following issues:

GENERAL CONTRACTOR	CONTRACT NO.	MODIFICATION	AMOUNT	REASON FOR MODIFICATION
Madison Construction	11270	Electrical panels in 8 units needed to be relocated due to the construction for building Area of Rescues (AOR). However, the electrical feeds to these panels was discovered to enter from two as opposed to one panel side. Therefore, the electrical demolition work associated with the discovery of additional electrical feeds needs to be added to the scope of work.	\$38,974.32	Discovered Condition
Madison Construction	11270	It was discovered that various electrical circuits in 6 units were being fed by the building general service panels. The electrical circuits need to be re-routed to tenant electrical service panels	\$21,771.03	Discovered Condition
Total for Contract 11270		\$60,745.35		
Old Veteran Construction	11119	Due to discovery of a severe tripping hazard the contractor was granted authorization on an emergency basis to remove spalled concrete and replace it with epoxy based cement at the ADA entrance vestibule.	\$4,984.58	Discovered Condition
Total for Contract 11119		\$4,984.58		
All Chicago, Inc.	11273	The Contractor will replace the existing 13th Fl. Community Room storefront system due to continued infiltration of water	\$134,937.38	Discovered Condition
Total for Contract 11273		\$134,937.38		
Oakley Construction	11289	The Contractor will provide additional work for the installation of the new combined domestic/fire water service. Additional work is required because multiple underground obstacles were discovered while trenching that included abandoned building foundations, construction debris, and various undocumented piping that requires hand excavation. Discovered issues are believed to be from previous demolished structures that were not removed prior to the current building being erected.	\$19,514.00	Discovered Condition
Total for Contract 11289		19,514.00		

The Capital Construction Department has verified that the amount to perform the work by the contractor was within an acceptable range of the CHA's Independent Cost Estimate.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority Board policies and all applicable federal (HUD) procurement laws.

The Interim Director and Deputy Chief of the Capital Construction Department concur with the recommendation to approve \$220,181.31 of contract modifications for the various above-referenced Chicago Housing Authority projects with the contractor.

The CEO/President also recommends the approval of these contract modifications.

RESOLUTION NO. 2014-CHA-102

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated October 15, 2014 entitled "APPROVAL OF CONTRACT MODIFICATIONS FOR VARIOUS CHA PROJECTS";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT Board of Commissioners approves the attached Resolution to approve \$220,181.31 of contract modifications for various Chicago Housing Authority projects with the following contractors:

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Cumulative Total							\$ 220,181.31			

This item is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 and insurance requirements.



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